

RESOLUTION NO. 76-7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY ADDING
A RECREATIONAL ELEMENT THERETO

PLANNING CASE NO.: 75-74
ENVIRONMENTAL NO.: E 75-125

WHEREAS, the City Council of the City of Vista has adopted the General Plan of the City of Vista, as amended; and

WHEREAS, on December 15, 1975, the Planning Commission of the City of Vista duly adopted Resolution No. 75-134 recommending to the City Council the amendment of the General Plan of the City of Vista by adding a Recreational Element thereto; and

WHEREAS, the content of a duly certified Environmental Impact Report was read and considered prior to acting on the amendment; and

WHEREAS, Section 65357 of the Government Code provides for the amendment of the General Plan or any part or Element thereof by resolution of the legislative body of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vista amends the General Plan of the City of Vista as follows:

1. That the General Plan of the City of Vista is hereby amended by adding the Recreational Element thereto by adding the Element consisting of the text identified as the "City of Vista General Plan - Recreational Element," the original of which is on file in the office of the Director of Planning of the City of Vista, and a copy of which is attached hereto as Exhibit A, and by this reference, incorporated herein as if set forth in full; and map, the original of which is on file in the office of the Director of Planning of the City of Vista, and a copy of which is attached hereto as Exhibit C, and by this reference incorporated herein as if set forth in full.
2. The overriding consideration in approving the amendment despite the environmental impacts is as follows:
 - A. This project provides facilities for the well being of the community by providing for adequate parks.

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1 3. That the City Clerk is directed to endorse and sign the said referenced
2 text and map identified in paragraph 1 of this resolution to indicate
3 the adoption of this resolution by the City Council as provided in
4 Government Code Section 65359, and transmit a copy of this resolution
5 to the Planning Commission and the Director of Planning of the County of
6 San Diego.

7 4. The General Plan previously approved by the City Council is set aside and
8 modified to the extent it is in conflict with the text and map adopted by
9 paragraph 1 hereof; and, except as amended and modified by this resolution
10 the General Plan of the City of Vista, as amended, shall remain in full
11 force and effect.

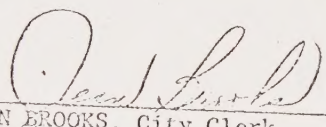
12 PASSED AND ADOPTED at a regular meeting of the City Council of the
13 City of Vista, held on the 12th day of January , 1976, by the following
14 vote, to wit:

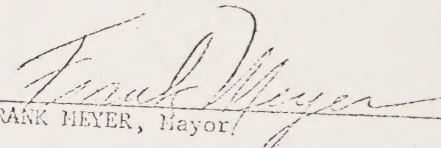
15 : AYES: COUNCILMEN: Tracy, McClellan, Foo, Mihalek and Meyer

16 NOES: COUNCILMEN: None

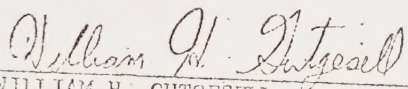
17 ABSENT: COUNCILMEN: None

18
19 ATTEST:

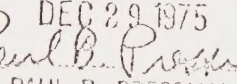
20
21 
22 JEAN BROOKS, City Clerk

23 
FRANK MEYER, Mayor

24 CONTENTS APPROVED:

25 
26 WILLIAM H. GUTGESELL, Acting Director of Planning
27 Date 12-9-75

28 APPROVED AS TO FORM

29 DEC 29 1975
30 
31 PAUL B. PRESSMAN
32 CITY ATTORNEY



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RECREATIONAL ELEMENT

PHILOSOPHY

Parks and Recreation are an integral part of the resources and services of the community which must be provided to the citizens of Vista. Increasing demands are being placed on public jurisdictions across the nation to provide recreation programs and area for its citizens to use their leisure time in the pursuit of active and passive recreational opportunities.

It is the purpose of the following Element to give direction and guidelines in providing for and fulfilling the requirements of further park and recreation needs for the citizens of Vista.

It is the philosophy of the City of Vista's Parks and Recreation Department that we provide a wholesome, well-rounded recreation program which serves the children, youth and adults of our community. This is accomplished by supplying trained leadership, a wide variety of activities and programs which lead to the fulfillment of, and provide for, desirable and constructive use of leisure time.

IDEALS

All programs and activities are oriented to achieving the objectives of the recreation authority. The following principles have been adopted by the Vista Parks and Recreation Department that relate to recreational ideals of the community.

1. Emotional and physical health -- to develop a sound body and mind through wholesome, vigorous and creative activities.
2. Character development -- to build character through rich, satisfying and creative leisure activities focused toward the attainment of socially desirable attitudes, habits and values.
3. Widening interests -- to open new interests that provide satisfying outlets for individual development.

4. Citizenship -- to develop through recreation associations with other people a respect for the worth and dignity of individuals and faith in democratic action.
5. Skills -- to develop skills in the arts of leisure living that raise the level of refinement, culture and happiness of people.
6. Social living -- to strengthen the social relationships within the family and the community through close group associations and activity participation.
7. Economic value -- to strengthen the moral and economic efficiency of the community through expending leisure interests and improve social living conditions.
8. Community stability -- to develop community stability by providing an environment that is conducive to wholesome family living and community life.

In order to accommodate the citizens of the community insofar as recreational, park and open space needs are concerned, a statement of park standards, classified as to size and an inventory of existing and anticipated future park site is noted.

The location of existing parks and a general location of future park sites are shown on the Recreational Element Map. Future sites are designated by symbol in order that flexibility in location may be possible by interpretation. The intent, for neighborhood parks, is that a general area be served; knowledge of the exact location, therefore of the future site is not necessary.

To maximize the recreational service to the community, the City shall be guided by the following policies:

1. Appoint members to the Parks and Recreation Commission who are sensitive to the community's recreational needs. These members should represent a broad base of the community and organizations that have a proven positive influence on recreational programs.
2. Through the Parks and Recreation Commission, coordinate and maximize the use of existing recreational facilities and explore alternative methods of securing facilities that are lacking.
3. The future sites and size of parklands should be coordinated with the location of schools and private facilities in order to promote joint usage and a mutual savings of resources.
4. Regional coordination of larger scaled recreational programs should be

implemented to avoid overlap of service.

5. An annual review of recreational resources and needs shall be undertaken in concert with the Action Plan for park and open space acquisition. In this manner, recreational priorities and implementation plans will be established along with park and open space acquisition.
6. In order that land for public recreation is available in the wake of new development, a Park Fee Ordinance, based on a ratio proportional to the generation of population, should be maintained and applied to all new development as designated in the Open Space Element.
7. Standards and sizes of recreational facilities that maximize safety and efficiency shall be kept up to date and administered by the Parks and Recreation Department.

STANDARDS

In order to effectively implement the objectives established in this element, it is necessary to establish standards for park and recreation facilities.

The following standards are expressed in terms of acres/1,000 population and reflect the minimum for a balanced park and recreation system in the community.

The overall standard is 4 acres per 1,000 population. Park and recreational facilities should be created and located according to the following standards:

1. Small parks and play lots should be placed near population centers and shall be from 2500 square feet to approximately one acre in size. These parks should be built at the ratio of one park per each 500 to 2500 population.
2. Neighborhood parks should have a service area of one-half to one mile and should be from 5 to 20 acres in size. These parks should be constructed at a ratio of 2.5 acres/1,000 people or one park for every 2,000 to 10,000 population.
3. Larger community parks with a minimum of 20 up to 100 acres should be constructed at the ratio of one park for every 10,000 to 50,000 population and should be situated near population centers at three mile intervals.
4. Regional parks of 250 acres or larger should be within one hour's driving distance.

NEEDS AND DEFICIENCIES

Figure 1, shows the requirements for parks by population to the year 1995.

Applying the standard of four acres per 1,000 population, the year 1995 shows a deficit of 165 acres based upon projected population.

In 1975, the deficit is lower, $72\frac{1}{2}$ acres, but without further acquisition, the deficit is increased as shown. Refer to Figure 1, for more detailed information.

ACREAGE REQUIREMENTS FOR PARKS AND OPEN SPACE BY POPULATION

Census Tract	1970			1975			1980			1985			1990			1995		
	Parks*	Open**	Total	Parks*	Open**	Total	Parks*	Open**	Total	Parks*	Open**	Total	Parks*	Open**	Total	Parks*	Open**	Total
19201	16.00	27.00	43.00	22.40	33.60	56.00	28.00	42.00	70.00	34.40	51.60	86.00	37.60	56.40	94.00	38.80	58.20	97.00
19202	9.60	14.40	24.00	12.40	18.60	31.00	15.20	22.80	38.00	17.60	26.40	44.00	19.60	29.40	49.00	20.40	30.60	51.00
193	-0-	-0-	-0-	.80	1.20	2.00	1.60	2.40	4.00	1.80	2.70	4.50	2.00	3.00	5.00	2.00	3.00	5.00
194	26.40	39.60	66.00	30.80	46.20	77.00	35.60	53.40	89.00	41.20	61.80	103.00	48.40	72.60	121.00	51.20	76.80	128.00
195	19.20	28.80	48.00	20.80	31.20	52.00	24.00	36.00	60.00	26.00	39.00	65.00	27.20	40.80	68.00	27.60	41.40	69.00
196	20.00	30.00	50.00	23.20	34.80	58.00	29.20	43.80	73.00	34.80	52.20	87.00	38.80	58.20	97.00	40.40	60.60	101.00
197	11.60	17.40	29.00	14.00	21.00	35.00	16.80	25.20	42.00	19.60	29.40	49.00	21.60	32.40	54.00	22.20	34.20	57.00
198	.20	.30	.50	.30	.45	.75	.40	.60	1.00	.80	1.20	2.00	.96	1.44	2.40	.96	1.44	2.40
199	13.20	19.80	33.00	15.20	22.80	38.00	19.60	29.40	49.00	23.60	35.40	59.00	26.80	40.20	67.00	27.60	41.40	69.00
18503	.56	.84	1.40	.64	.96	1.60	.64	1.26	2.10	1.00	1.50	2.50	1.12	1.63	2.80	1.20	1.80	3.00
TOTALS	118.75	178.14	296.89	140.54	210.81	351.35	171.24	256.86	428.10	200.80	301.20	502.00	224.03	336.12	560.20	222.96	349.44	572.40
DEFICITS	50.76	178.14	237.90	72.54	210.81	283.35	103.24	256.86	360.10	132.80	301.20	434.00	156.03	336.12	492.20	164.56	349.44	514.00

* Parks - .5 acres per 1000 population

** Open space - 1 acre per 1000 population

PARK CLASSIFICATION

Classification of parks is necessary to ensure that the community is served with the desirable types of park and recreation areas which will realize the full potential use of existing and available physical resources, and the population to be served.

For the purpose of clarification, all present and future park sites may be classified according to the services they provide. This is not to be confused with the standards set forth earlier, which define the amount of acreage needed for each classification. The following classifications are established on the present and projected needs for the citizens of Vista:

Play Lots

It is essentially a substitute for the traditional back yard play area and serves mainly the children of a specific neighborhood. Play lots usually include play apparatus, benches, sand areas, tables, and are landscaped to provide an area for free play and scenic beauty.

Neighborhood Parks

If possible, this park should be adjacent to an elementary school site and/or in the center of a populous area. It would include areas for limited passive recreation as well as play apparatus, picnic facilities, multi-purpose courts, play fields and specialized areas such as horseshoe courts, shelters and areas for quiet play. Open space for informal play should be provided and the area well landscaped for purposes of shade, beauty, and to provide a pleasant environment.

Community Parks

This type of park supplements the neighborhood park in providing a wider range of recreational facilities close-at-hand. It provides more space for certain recreation facilities, which may include a tennis complex, community center, multi-purpose courts, group picnic facilities, sports field and areas

for passive recreation. Specialized areas may also be included; i.e., botanical gardens, cultural center and others.

Regional Parks

The responsibility for providing these parks generally falls upon the County. This type of park provides an opportunity to get away from noise and congestion within a travel time of one hour. It provides, on a large scale, passive areas, picnic facilities, nature centers, trail systems, and water areas for boating and fishing. Development is kept to a minimum to preserve the "natural state" of the area.

Agricultural areas shall be preserved for their scenic beauty, rural atmosphere, and to protect agricultural production in the area. The exact location of such open space shall depend on the location of the agricultural. No limit shall be set as to size, but it is presumed that all agricultural land so designated and so classified as actual open space is able to support itself.

Scenic and hazardous areas, areas of unique geological formation, undeveloped flood plains, and areas of unstable rock or soil formations shall also be designated as open space. This type of open space shall be used to preserve areas of beauty or uniqueness or to protect the public in the case of hazard. The locations shall be where these features occur.

These standards are not intended to be limiting. Other harmonious uses may be included in appropriate open space areas if they do not detract from the open space areas. Also open space uses may serve more than one open space function.

SPECIAL USE AREAS

Mini-Parks

The size and location is determined more by availability of vacant land than any other factor. They may feature play apparatus, but are more often

a landscaped, scenic area.

Passive Use Areas

Usually developed along stream beds and around natural vegetation and unique physical characteristics, or may be developed on a site with a panoramic view. These parks provide limited trails for walking, nature areas, picnic facilities and some play apparatus.

Walkway

A pedestrian route via sidewalk, pathway, or trail to provide pleasurable walking along a public right-of-way or easement.

PARK SCHOOL CONCEPT

A successful park plan should be dependent upon and accomplished through a cooperative effort of the local Park and Recreation Department and School District. The School District is an extremely important factor in this co-op venture because it represents a very large investment of the taxpayer's dollar, especially in terms of community areas and facilities. Schools are usually located to best serve the people at the neighborhood, community and regional levels. Park and Recreation Departments must take the lead to establish an effective working relationship with the School District to ensure efficient, economical planning and service in providing park land and facilities adjacent to the schools.

Utilizing the philosophy of constructing park sites adjacent to or near schools is conducive to good planning for the following reasons:

1. It provides for maximum use of school park areas and facilities by a maximum number of citizens, thereby, demonstrating to the taxpayers that school facilities and park areas paid for by them are truly for their benefit 365 days per year. This can be a valuable stimulant when there is a need for new capital financing or budget increases which are dependent upon taxpayers' support and approval.
2. Avoids senseless and costly duplication of areas, facilities, personnel, programs and services.
3. Provides for park-like, attractive physical settings for school buildings.

4. Provides for expanded areas and facilities not obtainable separately.
5. Provides for better and more economic maintenance of areas and facilities.
6. Provides for maximum return of the tax dollar.
7. Provides for broader, more effective public interpretation and promotion of school-community recreation and park objectives.

To ensure the above is implemented, the Joint Powers Agreement between the Vista Unified School District and the City of Vista, dated 10/10/73, must be utilized to the fullest extent possible.

The planning and construction of future school facilities should include close coordination with the City of Vista in the acquisition, design and development to create joint facilities.

EXISTING PARK FACILITIES (See Exhibit G Map)

A. Brengle Terrace

56 acres -- group picnic area, day camp area, play apparatus and passive areas. Master Plan shows tennis courts, baseball fields, hard court areas, hand ball courts, shuffleboard center, botanical gardens, culture center and recreational building.

B. Recreation Center

1 acre landscaped recreation building and picnic area.

C. Recreation Park

3 acre neighborhood park with lighted ballfield, play apparatus and picnic area. Parking to accommodate 56 cars.

D. Wildwood Park

Neighborhood park of four acres with play apparatus, picnic area and passive areas.

E. Raintree Park

Small neighborhood park with picnic area, play apparatus and free play turf area.

F. Cedar Lane

Neighborhood park of three acres with play apparatus, picnic tables and free play turf area.

G. Soroptimist

Mini park of 3/4 acre of landscape passive area.

H. Cleo Morgan

Mini park of 1/2 acre landscape passive area.

I. Christmas Tree Lane

One acre of linear walkway with benches.

J. Rotary Lane

One acre linear walkway with landscaped rest areas.

K. Liberty Park

Mini park of 1/4 acre with passive landscaped rest area.

L. Grapevine

7.63 acre neighborhood park with passive open area and recreational facilities.

PROPOSED PARK SITES (See Exhibit G Map)

This list is the approximate location and type of proposed park sites as shown on the Open Space Map. All locations are approximate to allow latitude in acquisition or preservation of park sites. The numbers represent locations for easy reading and not priority rating.

<u>Location</u>	<u>Type</u>	<u>Acreage</u>
1. Hill Street and Durian Street	Passive	8
2. Melrose Way and Melrose Drive	Neighborhood	12 - 15
3. Caren and Bluegrass area	Neighborhood	3 - 5
4. Bobier Drive	Neighborhood	3 - 5
5. Bobier School	Dev. School Grounds	
6. Taylor Street and Santa Fe Ave.	Passive	5
7. Taylor Street West of E. Vista Way	Neighborhood	12 - 15
8. Gopher Canyon Road & Ormsby Street	Passive	10
9. Gopher Canyon	Neighborhood	10
10. Arcadia Avenue (acquired 1974)	Neighborhood	8 - 10
11. End of Alessandro Trail	Passive	15
12. San Clemente Avenue & Foothill Drive	Neighborhood	12 - 15
13. Monte Vista School	School Park	8
14. Buena Creek Road	School Park	5 - 10
15. Buena Creek Road at Monte Vista Drive	Passive	15
16. Between Woodland Drive & Highway 78	Neighborhood	15
17. 3300 acres south of City Considered	See List of Facilities	
18. Crestview School	School-Park	1
19. Creek Bed and Sunset Drive	Passive	10

FACILITIES AT PROPOSED PARK SITES

1. Hill Street and Durian Street - Passive. Nature study area, small amphitheatre, nature trails, development of ponds.
2. Melrose Way and Melrose Drive - Neighborhood Park. One ballfield, two tennis courts, recreation building, play apparatus, multi-purpose courts.
3. Caren and Bluegrass - Passive. Picnic area, play apparatus and open play area.
4. Bobier Drive - Passive. Picnic area, play apparatus and open play area.
5. Bobier School - School Park. Turf playfield to create one ballfield and multi-purpose turf area. Trees and tables on perimeter.
6. Taylor and Santa Fe Ave. - Passive. Improvement of existing spring-fed ponds, tables, grassy passive area.
7. Taylor Street West of East Vista Way - Neighborhood Park. Play apparatus, tables. Retain gentle sloping terrain, development of streambed and pond. Multi-purpose areas.
8. Gopher Canyon Road and Ormsby - Passive. Natural setting with tables, limited play apparatus, barbecues.
9. Gopher Canyon - Neighborhood Park.
10. Arcadia Avenue - Neighborhood Park. Two tennis courts, community center in existing building, picnic area, turf, play apparatus.
11. End of Alessandro Trail - Passive. Scenic preserve with picnic facilities, trails.
12. San Clemente Avenue and Foothill Drive - Neighborhood Park. Picnic area, play apparatus, football-soccer field, grassy quiet area.
13. Monte Vista School - School Park. Turf, school ground for two ballfields. On adjacent property develop passive area for picnic and limited play equipment.
14. Buena Creek Road - School Park. To be built jointly with School District.
15. Buena Creek Road at Monte Vista - Passive. Linear passive following stream and trees. Picnic facilities, limited play apparatus.
16. Woodland Drive and Highway 78 - Neighborhood Park. One ballfield, two tennis courts, group picnic area, play apparatus, recreation building, multi-purpose courts.
17. Melrose Drive and Sycamore - 3300 acres south of city being considered for annexation. The Master Plan shows the following facilities; 12 park designations. Five are located adjacent to proposed school sites. Two are designated community parks.

18. Crestview School - School Park. Recreation building, limited play apparatus, plant trees and turf. Play area on south end of school grounds.
19. Creek Bed and Sunset Drive - Passive linear park area.

TOOLS OF ACQUISITION AND RESERVATION

In order to meet the needs and diminish the deficiencies for park land, an aggressive program of acquisition and development must be pursued.

Agricultural Preserves

The agricultural preserve, implemented under the Williamson Act, is intended to prevent development on existing agricultural land. This is accomplished by use of a contract between the landowner and the city restricting the land to agricultural use, recreational use, or open space use for a minimum of ten years. This restriction will cause the tax assessor to reassess and freeze the property tax on the land. This, in turn, gives the landowner an incentive to not remove the land from agriculture. The minimum suggested size for an agricultural preserve is 100 acres; however, this may be waived, if in the opinion of the concerned agency, the agriculture is unique to or for the area.

Open Space Easements

Open space easements are similar to the agricultural preserve in that they are accomplished by a contract restricting uses on the land for a minimum of 20 years. This method does have some advantages over the agricultural preserve: while maintaining a tax shelter for the property owner, there is no minimum size.

Park Fees and/or Land Dedication

As established by Ordinance and amended as needed, monies are collected from residential development and bedroom additions to be used for park acquisition and development.

Open Space Zone

The open space zone is mandated by the State. The uses of this zone are varied, but basically, it will be used to prevent development in hazardous areas and to protect environmentally sensitive areas.

Leases and Licenses

When lands are not available for purchase or funds are not sufficient for such acquisition, the means of leases or licenses may be employed to meet park needs.

Gifts

The City should encourage and solicit gifts and donations for park and open space land. This tool can take many forms with advantages to both the City and the landowner; such as, tax, relief, citizen recognition, release of City funds for other uses, etc.

Private Foundations and Grants

Many national foundations make grants available for local park purposes. Locally, the Vista Park and Cultural Foundation has been established to assist at the local level.

Purchase

The source of funds for park land acquisitions may include the following:

- a. Federal funding through Revenue Sharing or other programs.
- b. State funding through State Bond Act monies or grant programs.
- c. Local fund sources, may be budgeted funds or unappropriated reserve funds to be allocated at the discretion of the City Council.

The implementation of park land acquisition to decrease the deficiencies shall be accomplished through the utilization of the Action Plan portion of this element.

Dedication

It should be the responsibility of everyone to assure the preservation of

sufficient open space for future enjoyment. Therefore, future developments should dedicate or reserve significant open space features within the project. Future development may also dedicate or otherwise assure the establishment of bicycle, hiking or equestrian trails where appropriate.

Other Methods

Other methods will be implemented as the laws change. Any new method of acquisition or reservation will be used to its best advantage. State legislation enabling open space acquisition or preservation shall be encouraged.

IMPLEMENTATION AND ACTION PLAN (SEE FIGURE 1)

The following plan is divided into two parts. If followed exactly, the City should be able to provide adequate parks and open space on a continuing basis that will meet the rising need due to increases in the population.

Schedule

The basis of the action plan is a schedule of parks and open space need through 1995. This schedule is based on projected population and the criteria that the need will be a minimum of four acres of park land per 1,000 population and a minimum of six acres of open space land per 1,000 population.

Schedule Implementation

The plan of implementation of this schedule leaves a great deal to Staff work and Council action through the years. No attempt is made at this time to provide more than a guide to the timing of actual site selection of park land or open space land, or the methods of acquisition and reservation.

IMPLEMENTATION: PART ONE

Each development within the City of Vista is required by City Ordinance to dedicate park land to the City. In addition, each development shall be required to place in open space easement, or other reservation, any significant open

space feature located within the project. Further, each development will be required to dedicate and improve bicycle, hiking and equestrian trails that are integral parts of the system designated on the Bicycle, Hiking and Equestrian Trails Map. The trails shall be located where they most efficiently accomplish their purpose. On new streets or vacant unimproved land, the trails shall be established at the highest quality or class reasonably possible. When the trails are established on previously developed land at a lower quality or reduced class standard, conditions must exist that make it unreasonable or impossible to develop these trails at the maximum quality or class standards.

IMPLEMENTATION: PART TWO

In addition to other meetings on parks and open space, the City Council shall devote the first meeting in February to the discussion of the need of parks and open space for that year. At this meeting the City staff and the Parks and Recreation and Planning Commissions will present an analysis of the current status of parks and open space and the need for that year. This presentation will include specific site selection, methods of acquisition, reservation and development, and the exact uses to which the new parks and open space will be put. In deciding what to acquire and reserve, the City Council will use the priorities and requirements of this Element to make their decision. The exact use and location of each park and open space site will be determined at that time; however, parks or open space will be built or maintained according to the standards of this Element.

The main objective is that the City will acquire at least a scheduled (see figure 1) minimum of park and open space land for that year. In the case of years not shown on a schedule, the necessary acreage will be equally distributed so that the schedule is met. The park land minimum is fixed and will be maintained as per schedule. However, it is possible that the availability of open space may be less than that called for by the schedule. If the Council

unanimously finds that no more open space is available in the current City limits, they may eliminate the need for that year and revise any schedule accordingly.

Because a deficit of both park and open space land exists at the present time, the City shall acquire and reserve some additional land each year to eliminate the deficit by 1995.

Since open space land is unique and will be lost forever if action is not taken immediately in many cases, the first report of park needs to the City Council shall include an analysis of all potential open space land within the City limits in order to allow for the necessary action to protect a vanishing resource.

In general, the land shown on the General Plan Map, or described in the text, shall be used to show the approximate location of parks and open space to be acquired and reserved; however, if more or different land is needed to meet the adopted schedule, other sites may be used.

Schedule Revision

Since any schedule will be based on population projections, it will need revision from time to time. The population projections and an implementation schedule will be updated every five years beginning in 1975. In each census year, ten years will be added to both the schedule and the projections.

The revised schedule will take effect for the following year, if possible, or at least within two years.

SUMMARY

The Action Plan consists, in part, of dedications required from developments. This process will fulfill the immediate need for open space imposed by the addition of new residential units to the City.

In addition, the Plan required action by the City legislative body to further increase the open space land quantity to the ideal standards required by this Element.

The actual use of the land is left to the judgment of the governing body at

the time of acquisition, although broad standards and priorities must be followed. No mention is made of park development in the plan; however, the intent of the plan is that funds be budgeted to develop the park land as soon as possible following acquisition. If the Council acquires land in excess of the minimum amount in order to avoid rising land costs (land banking), and so specified, the development funds may be budgeted at a later date.

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